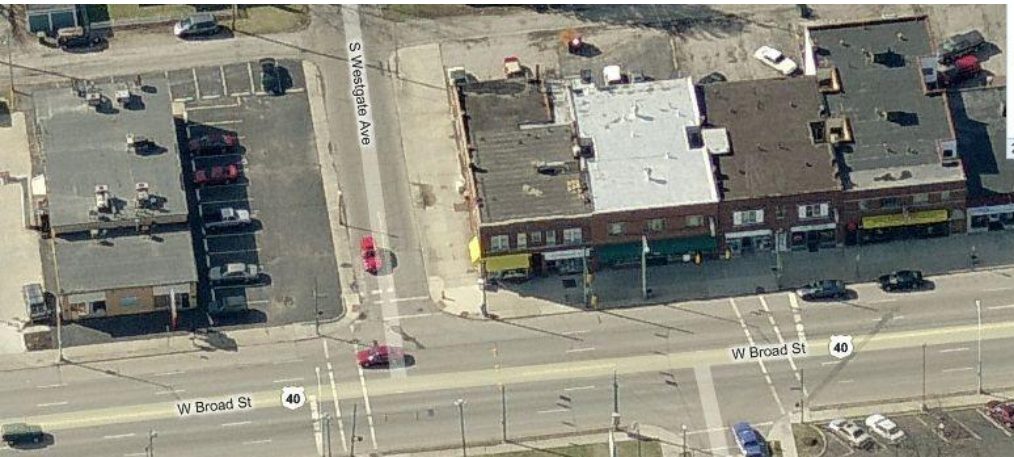








Development Principle: Neighborhoods will have a vibrant mix of uses (residential, retail, office, etc...).







POLICY RECOMMENDATION

Policy A: Mixed use development should be common on Hilltop’s primary corridors and include multi-family housing, retail, offices, and other services that contribute to a walkable environment.

		Support	Do Not Support	Post Comment
A1: <u>Broad St (from Whitethorne Ave west to railroad underpass):</u> Neighborhood-scale mixed use (retail, office, multi-family) is recommended. The intersections of Broad St and Westgate Ave; Broad St and Powell Ave; and Broad St and Wheatland Ave may serve as mixed use redevelopment opportunities.				
A2: <u>Great Western Shopping Ctr Area (NE and NW corners of Broad St/Wilson Rd):</u> Community-scale mixed use (retail, office and multi-family) is recommended with possible infill of additional retail, office, or multifamily. On the northeast corner, also consider development of small medical office buildings along the Wilson Rd frontage, encouraging medical offices as infill while preserving portions of the existing commercial strip.				
A3: <u>Westland Mall Area:</u> Regional-scale mixed use (retail, office, multi-family) is recommended. This area is not within the city of Columbus and is subject to the regulatory guidance of Franklin County. Improve access and connections to the surrounding neighborhood.				
A4: <u>Broad St from Phillipi Rd west to I-270:</u> Regional-scale mixed use (retail, office, multi-family) is recommended.	 <div>SEE the Land Use Map for More Info</div>			
A5: <u>Sullivant Ave, east of Wilson Rd:</u> Neighborhood-scale mixed use (single family, multifamily, office, retail) is recommended in addition to limiting retail to existing sites. Additional retail, if considered, should occur at major intersections.				
A6: <u>North Hilltop – east of Wilson Rd, north of railroad tracks:</u> Support existing mix of land uses, with the portion east of Hague Ave primarily light manufacturing. Limit retail to locations of existing retail on Hague Ave. As opportunities arise, enhance buffering and screening (landscaping) to minimize potential conflicts and protect the streams with a buffer (buffer is the area along the stream where buildings are not constructed and natural vegetation is encouraged), as shown on the Land Use Map.				
A7: <u>North of Broad Street:</u> Support mix of existing land uses with Medium Density Mixed residential as the primary land use. Protect the streams with a buffer (buffer is the area along the stream where buildings are not constructed and natural vegetation is encouraged), as shown as opportunities arise.	 <div>SEE the Land Use Map for More Info</div>			

Development Principle: Neighborhoods will have a vibrant mix of uses (residential, retail, office, etc...).

POLICY RECOMMENDATION

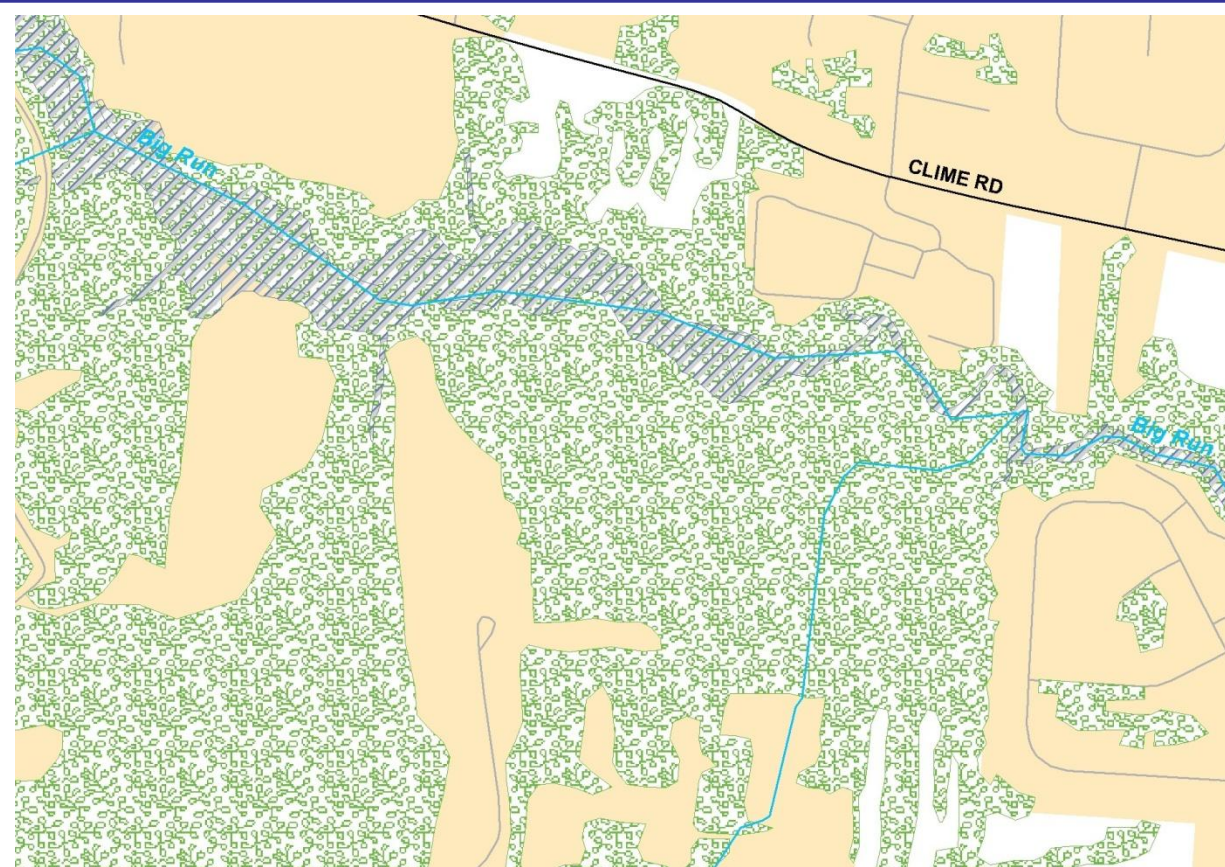
Policy A: Mixed use development should be common on Hilltop’s primary corridors and include multi-family housing, retail, offices, and other services that contribute to a walkable environment.		Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation		
		Support	Do Not Support	Post Comment
<div>A8: <u>Wilson Rd corridor, north of railroad tracks</u>: Community commercial uses are recommended. Medium Density Mixed residential for the vacant property to the immediate east of the commercial corridor at Wilson and Fisher roads is recommended as a transition to the single family to the east.</div> <div>SEE the Land Use Map for More Info</div> <div></div>				
<div>A9: <u>Southeast corner of Wilson Rd and Valleyview Dr (northern half of Greater Western Shopping Center)</u>: Employment Center uses are recommended.</div> <div>SEE the Land Use Map for More Info</div> <div></div>				
<div>A10: <u>Northwest quadrant of the Sullivant Ave and Wilson Rd intersection</u>: Support continued mix of current land uses. Limit retail to existing retail locations. Existing light manufacturing sites should continue as light manufacturing or office related uses. Light manufacturing, office, or flex office should also be considered for existing retail sites. As opportunities arise, utilize buffering and screening (landscaping) to minimize potential conflicts between land uses.</div> <div>SEE the Land Use Map for More Info</div> <div></div>				
<div>A11: <u>Apartments on Georgesville Rd, south of Westland Mall</u>: Regional-scale mixed use (retail, office, multi-family) is recommended as a possible redevelopment opportunity and should be redeveloped following appropriate guidelines in the Plan Amendment, as well as under the regulatory guidance of Franklin County.</div> <div>SEE the Land Use Map for More Info</div> <div></div>				
<div>A12: Small-scale neighborhood retail is integrated within residential portions of the planning area east of Wilson Rd and north of Briggs Rd. If managed carefully, these uses can serve as an amenity for the community. Locations should be limited to existing storefronts. Evidence should be provided that the development would have minimal negative impact on the surrounding residential area in terms of parking, lighting, noise, graphics, or other potentially negative impacts.</div> <div></div>				
<div>A13: <u>Vacant commercial property at Briggs Rd and Bronwyne Ave</u>: Support neighborhood-scale mixed use, office, smaller scale multi-family (townhouse style), or single family.</div> <div></div>				

Development Principle: Neighborhoods will have a vibrant mix of uses (residential, retail, office, etc...).

POLICY RECOMMENDATION

Policy B: Highest densities should be focused on the area’s primary corridors (Broad St and Sullivant Ave) in order to support transit and neighborhood retail, encourage a more walkable environment, and preserve the nature of the existing neighborhoods.

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation






	Support	Do Not Support	Post Comment
<div>B1: High density multi-family uses should be located on Broad St and Sullivant and follow the density recommendations given below. These density recommendations are to be used as general guidelines. Each development should be judged on its own merits and must consider the specific site and the site’s context (adjacent uses and development pattern). Some developments may merit a higher density, but specific rationale for support of such higher density should be provided.</div> <div><ul style="list-style-type: none">Residential densities along Broad St should range from 16-45 dwelling units per acre.Residential densities along Sullivant Ave should range from 16-24 dwelling units per acre.Proposals that include the highest end of the density ranges should include structured parking and be located at primary intersections and particularly scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.</div> <div></div>			
Policy C: Future development patterns in areas that are generally single family should be developed at a density level consistent with the existing development.			
<div>C1: <u>Area generally to the south of Briggs Road:</u> Low-Medium Density residential development is recommended. Enhance or create road, pedestrian and/or bicycle connections between neighborhoods and parks when possible. Create stream buffers (a buffer is the area along the stream where buildings are not constructed and natural vegetation is encouraged) if opportunities arise.</div> <div></div> <div>SEE the Land Use Map for More Info</div>			
<div>C2: <u>Farmland on Briggs Rd:</u> Support existing use of crop farmland. In the event farming ceases, support single-family of Low-Medium Density residential with connections to surrounding neighborhoods and existing street grid where possible.</div> <div></div>			
<div>C3: The area south of Clime Rd contains significant natural resources - streams, mature tree stands, etc. These resources should be protected through such techniques as sensitive site design and establishment of no-disturb easements. It is recognized that these conservation practices may impact potential development densities.</div> <div></div>			

Development Principle: Neighborhoods will have a vibrant mix of uses (residential, retail, office, etc...).

POLICY RECOMMENDATION



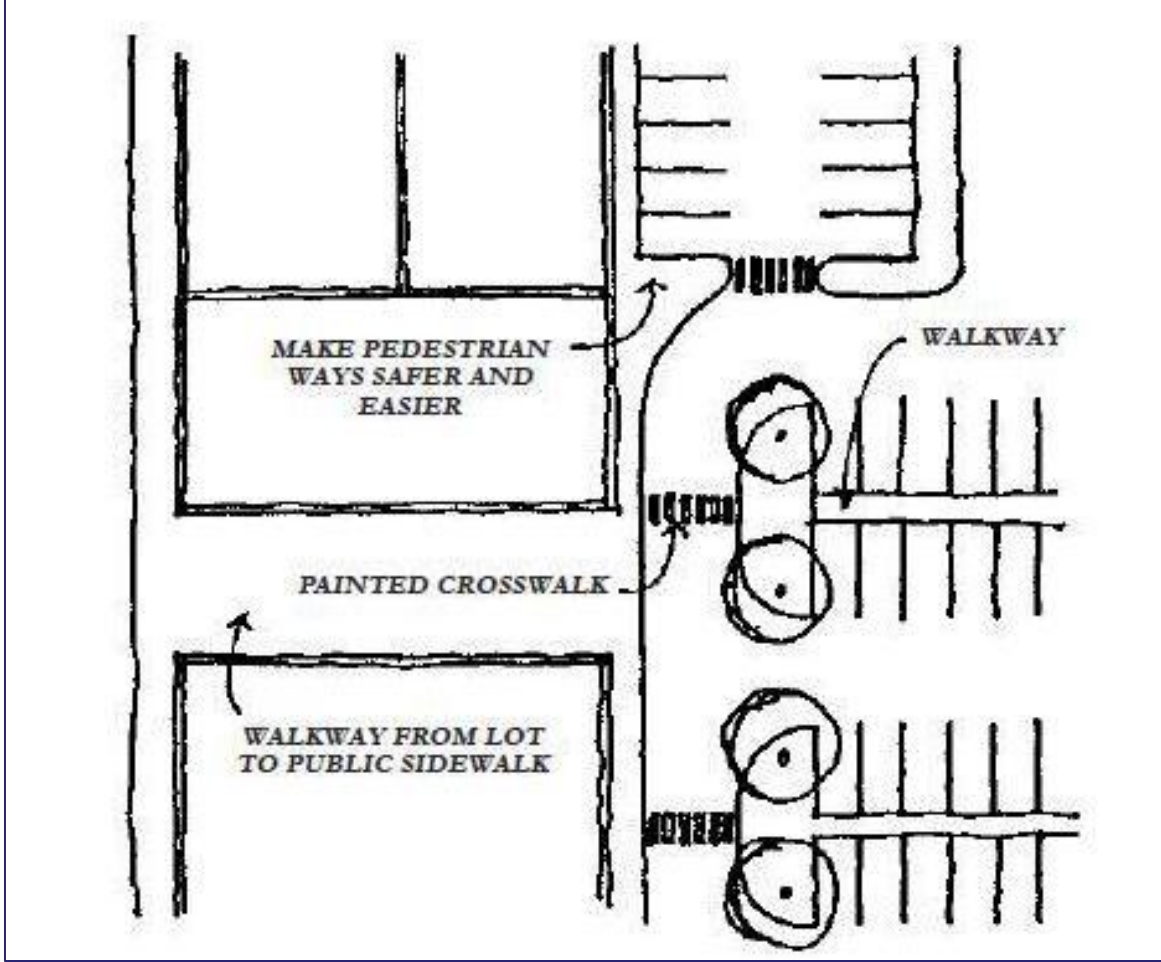
Policy D: Job centers with office and light manufacturing uses should be supported for new and expanding businesses.

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation

		Support	Do Not Support	Post Comment
D1: The land use emphasis for industrial areas should continue to be employment based. Appropriate specific uses include light industrial, research and development, laboratories, warehouse distribution, and flex office space.				
D2: W. Broad from Phillipi Rd to Soldano Blvd; While the existing commercial retail along West Broad Street is recognized, conversion to Employment Center uses consistent with urban design guidelines in the plan is recommended over time, contingent upon the purchase of the entire site to be converted to Employment Center uses as a whole. The purpose of the Employment Center designation is to focus commercial retail at the intersection of Broad St and Wilson Rd and at Broad St and I-270.	 SEE the Land Use Map for More Info			
D3: The vacant Delphi site: Employment Center uses consistent with urban design guidelines in the plan are recommended. Delphi site redevelopment will occur with participation of Franklin County.	 SEE the Land Use Map for More Info			
Development Principle: Open space and natural resources should be preserved and protected.				
Policy E: Natural areas should be preserved as integral components of development; Natural areas should be preserved as a part of public or private park and recreation systems.				
E1: The amount of impervious surfaces should be minimized in order to reduce stormwater flow and rates, and to facilitate stormwater infiltration.				
E2: The natural corridors include the tributaries and streams of Greater Hilltop. Natural features within these areas should be preserved and enhanced over time as greenways and considered for acquisition. Stream buffers should be established according the stream corridor protection zone provisions defined in the city of Columbus Stormwater Drainage Manual. Streams that are currently diverted through culverts should be considered for “daylighting” as part of redevelopment of the site where economically feasible. “Daylighting” is a measure to restore the ravine to its natural state. This would both be a green approach to stormwater management and an attractive feature for a development. (A buffer is the area along the stream where buildings are not constructed and natural vegetation is encouraged)				

Development Principle: New development will respect community character and historic features.

POLICY RECOMMENDATION






Policy F: New commercial and mixed use development should utilize design techniques to ensure that it accommodates the pedestrian and bicyclist and is integrated with the existing fabric and scale of the given neighborhood.		Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation		
		Support	Do Not Support	Post Comment
<div>F1: Consider the development of additional commercial overlay** designations.:<ul style="list-style-type: none">Urban Commercial Overlay (UCO) or Community Commercial Overlay (CCO) on portions of Broad St (not currently in an overlay).UCO may be appropriate for key intersections on Sullivan Ave.Regional Commercial Overlay (RCO) may be appropriate for Wilson Rd.<p>**Overlays are a special type of zoning that establish additional standards/requirements to help improve the visual quality of commercial corridors when new development and major redevelopment takes place</p></div>				
<div>F2: Until such time that an overlay may be implemented, the following guidelines should be utilized in the review of development applications:<ul style="list-style-type: none">A consistent level of detailing and finish should be provided for all sides of a building (“four-sided” architecture).Front elevations for retail buildings should be divided into increments to mimic traditional storefronts, consist of 50% or more glass windows at the street level and utilize a variety of treatments and human scale details.Signs are recommended to be placed and sized on buildings such that they area in keeping with the scale and size of the building facades and general streetscape so as not to obscure or interfere with architectural lines and details.Freeway, pole signs, billboards, “sign benches,” roof signs, larger overhanging signs, LED and other such electronic or digital signs, or excessively large signs that interfere with visual character are discouraged.Buildings should be designed to address the street and enhance the pedestrian experience. Examples include the use of outdoor dining areas, transparent windows, or other means that emphasize human-scale design features at the ground floor level.Buildings should be generally parallel to the street, with the primary façade facing the major street.</div>				
<div>F3: Convenient, safe, well marked, and attractive pedestrian connections should be provided from the public street to commercial, office, mixed use and multi-family building entrances.</div>				
<div>F4: Adjacent parking lots should provide pedestrian connections to better utilize parking spaces in an area where parking is limited.</div>				

Development Principle: New development will respect community character and historic features.

POLICY RECOMMENDATION

Policy G: Residential design guidelines should be used to protect the long-term quality and value of the community.

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation



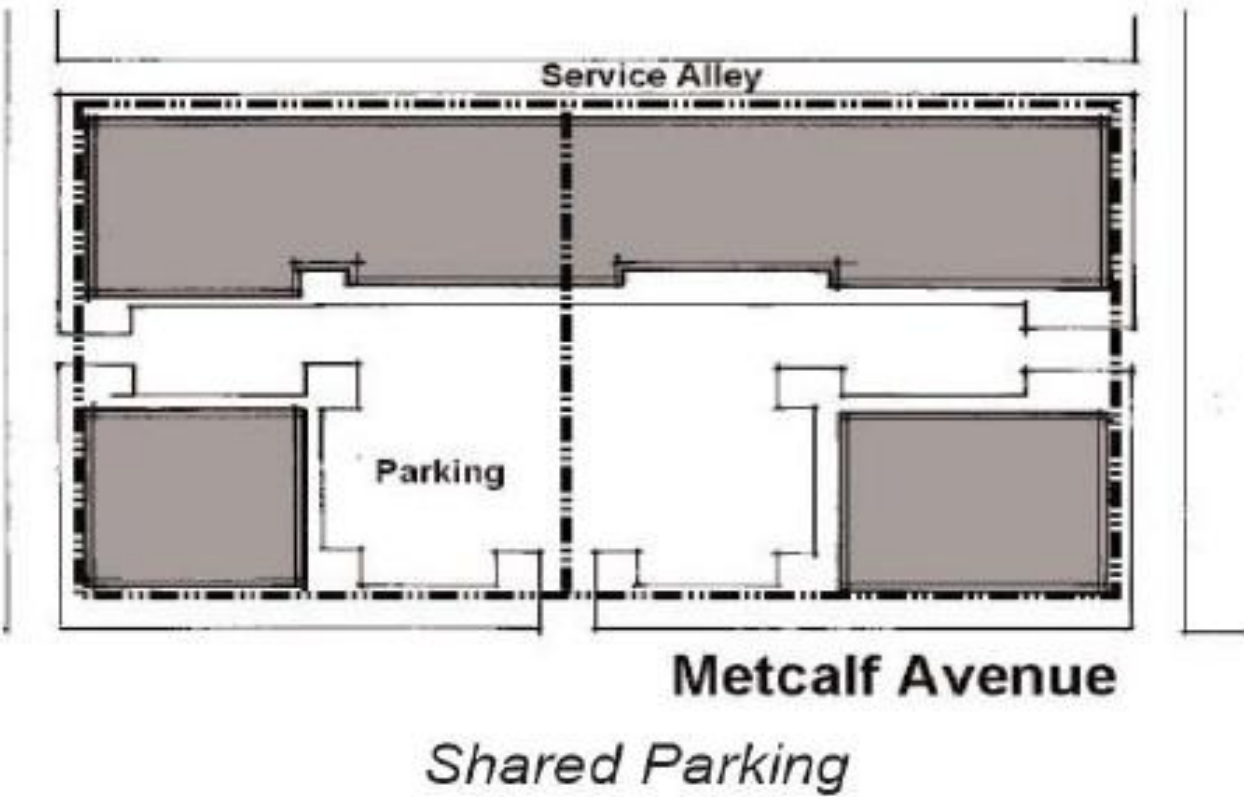


		Support	Do Not Support	Post Comment
G1: New housing design, housing additions and garages should be compatible with adjacent nearby housing design, and measured in terms of similar height and width, setbacks, but does not need to be duplicative of historic style.				
G2: The primary facade of new housing should face the public street.				
G3: Any new garage should be located behind the house if the site is accessed by an available alley. Otherwise, garage door openings facing a frontage should not exceed 40 percent of the width of the house façade (including the garage).				
G4: Leadership in Energy and Environmental Design (LEED) - green building technologies, are encouraged for residential buildings.				
G5: Multi-family developments with 20 units+ should have more than one building type and/or façade option, providing a variety of façade treatments.				
G6: Housing developed on the primary corridors (Broad St and Sullivant Ave) as multi-family or mixed use/multi-family development should include design treatments such as the use of front stoops and/or porches, having primary building entrances fronting the street, the use of balconies that face the street, small plazas, etc to ensure they contribute to street life.				

Development Principle: New development will respect community character and historic features.

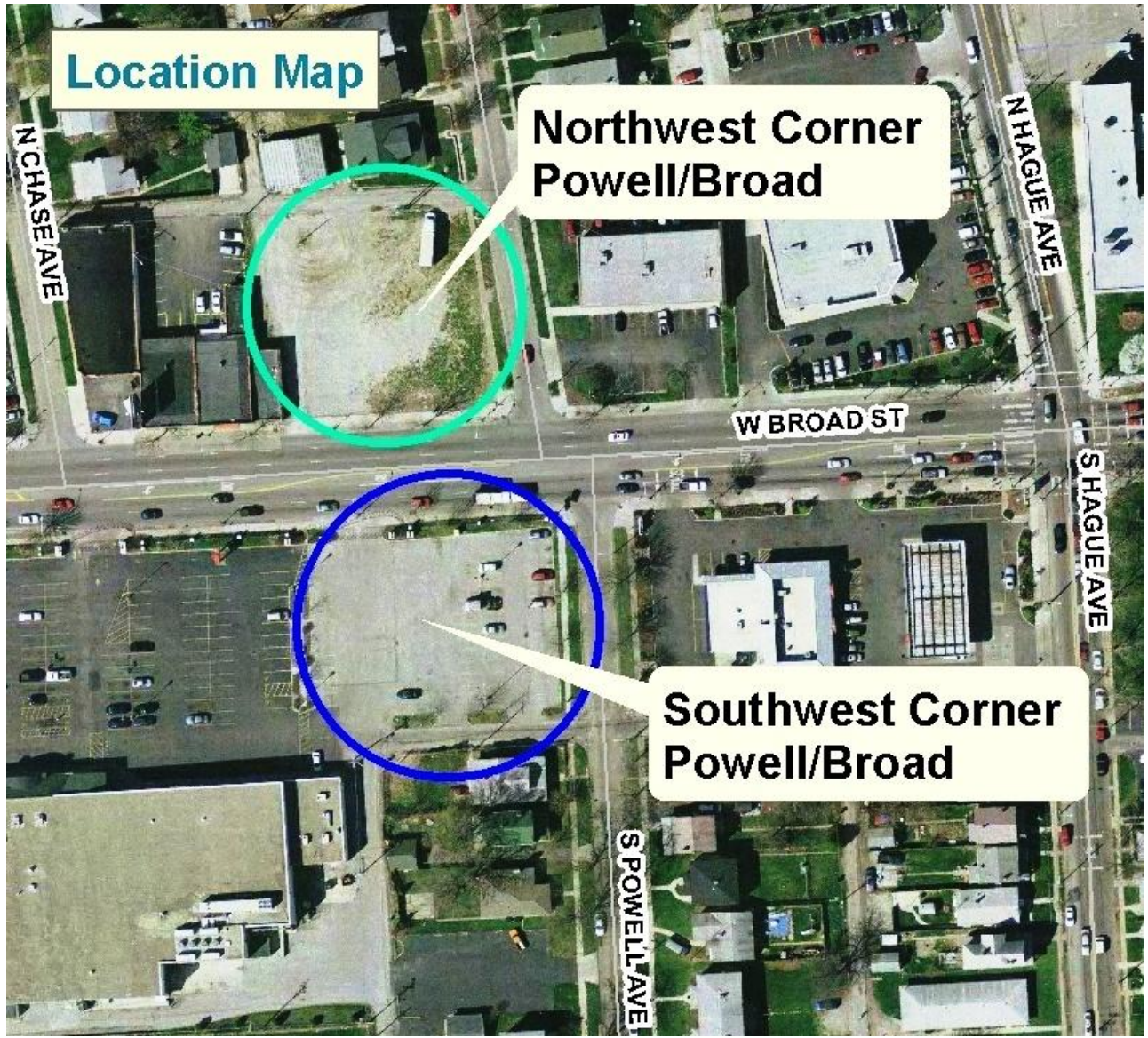
POLICY RECOMMENDATION

Policy H: Parking needs should be balanced with the goal of reducing development’s impact on the natural environment, as well as the goal of creating walkable and bikeable neighborhoods and encouraging the use of transit.

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Recommendation

		Support	Do Not Support	Post Comment
H1: Parking should be hidden to the greatest extent possible (located to the rear or side of a building).				
H2: Parking reductions may be appropriate for higher density, mixed use projects along Broad St and/or other commercial areas served by transit.				
H3: Shared parking arrangements should be encouraged, particularly between users with differing peak hours. Shared parking may only be implemented if a mechanism can be developed that is recognized and enforced by both the property owners and city of Columbus.				
H4: Allow parking 2 lots deep on the north or south side of Broad St where there is an existing alleyway if the development adheres to Urban Commercial Overlay (UCO). (West Broad Street Economic Development Strategy).				
H5: Parking lots are recommended to incorporate Low Impact Design (LID) features to minimize their impact on nearby waterways.				

Powell & W Broad St – Northwest Corner



Northwest Corner – vacant lot



Southwest Corner – vacant lot

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Concept

Support

Do Not Support

Post Comment



Concept 1 – Northwest Corner

- ❖ Mixed Use buildings with retail on the 1st floor. Step-up approach with multi-stories to transition from the 1-story buildings on the left: The above concept has a 2-story building on the left next to a 3-story building on the right.
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.



Concept 2 – Northwest Corner

- ❖ 3-story mixed use building with retail on the 1st floor and condos/apts above. One-story entrance provides a transition to the 1-story buildings on the left.
- ❖ Walkway on the left provides access to the parking in the rear.
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.

Opportunity Site Design Concepts

Powell & W Broad St – Southwest Corner

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Concept

Support

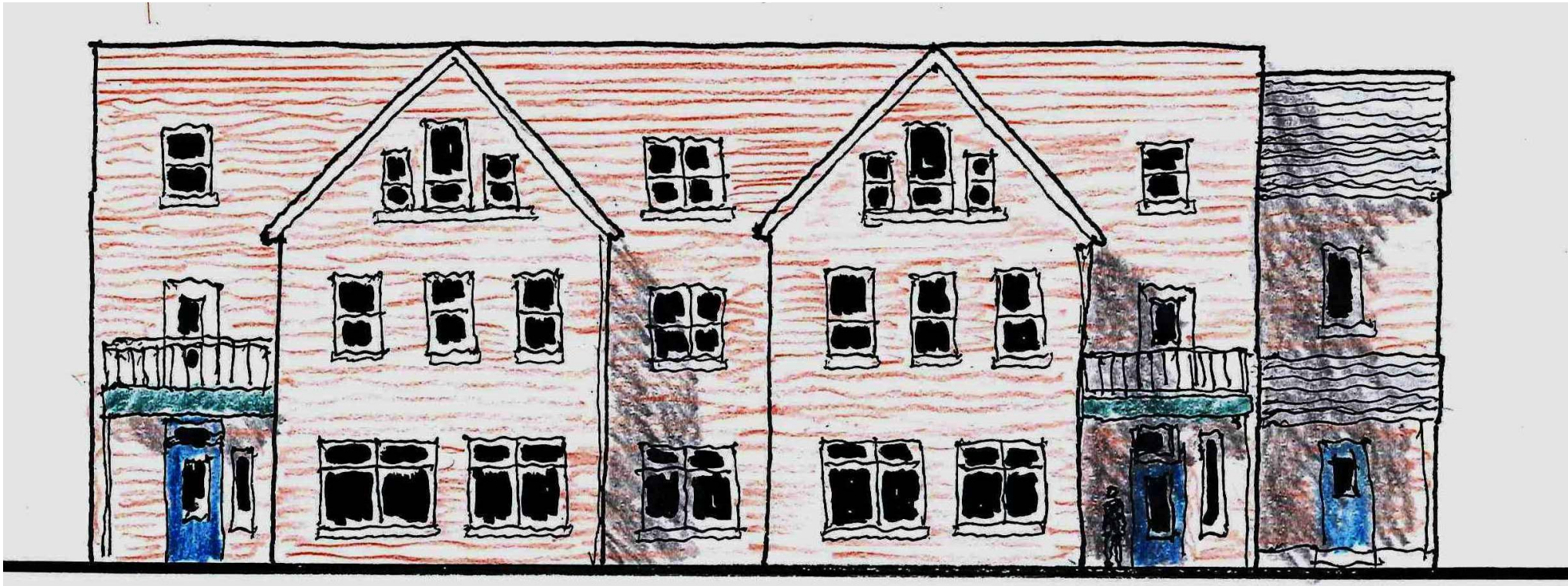
Do Not Support

Post Comment



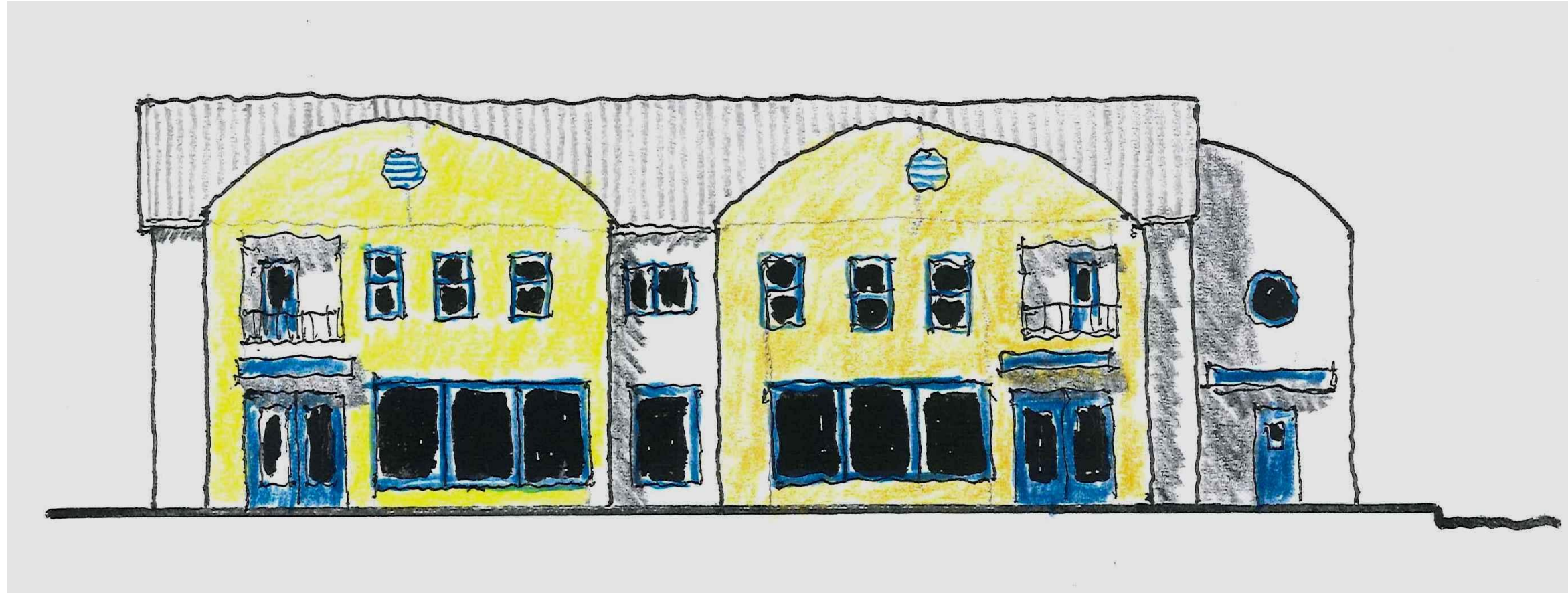
Concept 1 – Southwest Corner

- ❖ Mixed Use 3-story building with retail on the 1st floor, and condos/apts in the upper stories
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.



Concept 2 – Southwest Corner

- ❖ 2-story mixed use building with retail on the 1st floor and condos/apts on the 2nd floor.
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.



Concept 3 – Southwest Corner

- ❖ 2-story mixed use building with retail on the 1st floor and condos/apts on the 2nd floor.
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.

Opportunity Site Design Concepts

Powell & W Broad St – Southwest Corner

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Concept

Support

Do Not Support

Post Comment



Concept 4 – Southwest Corner

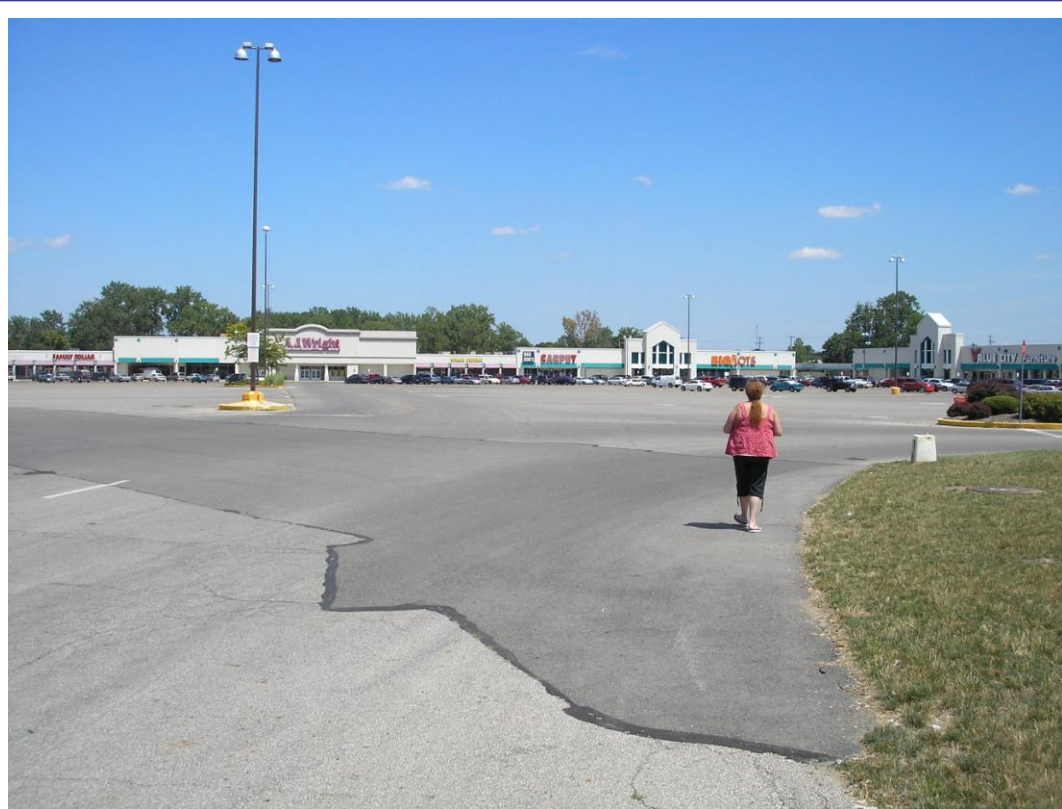
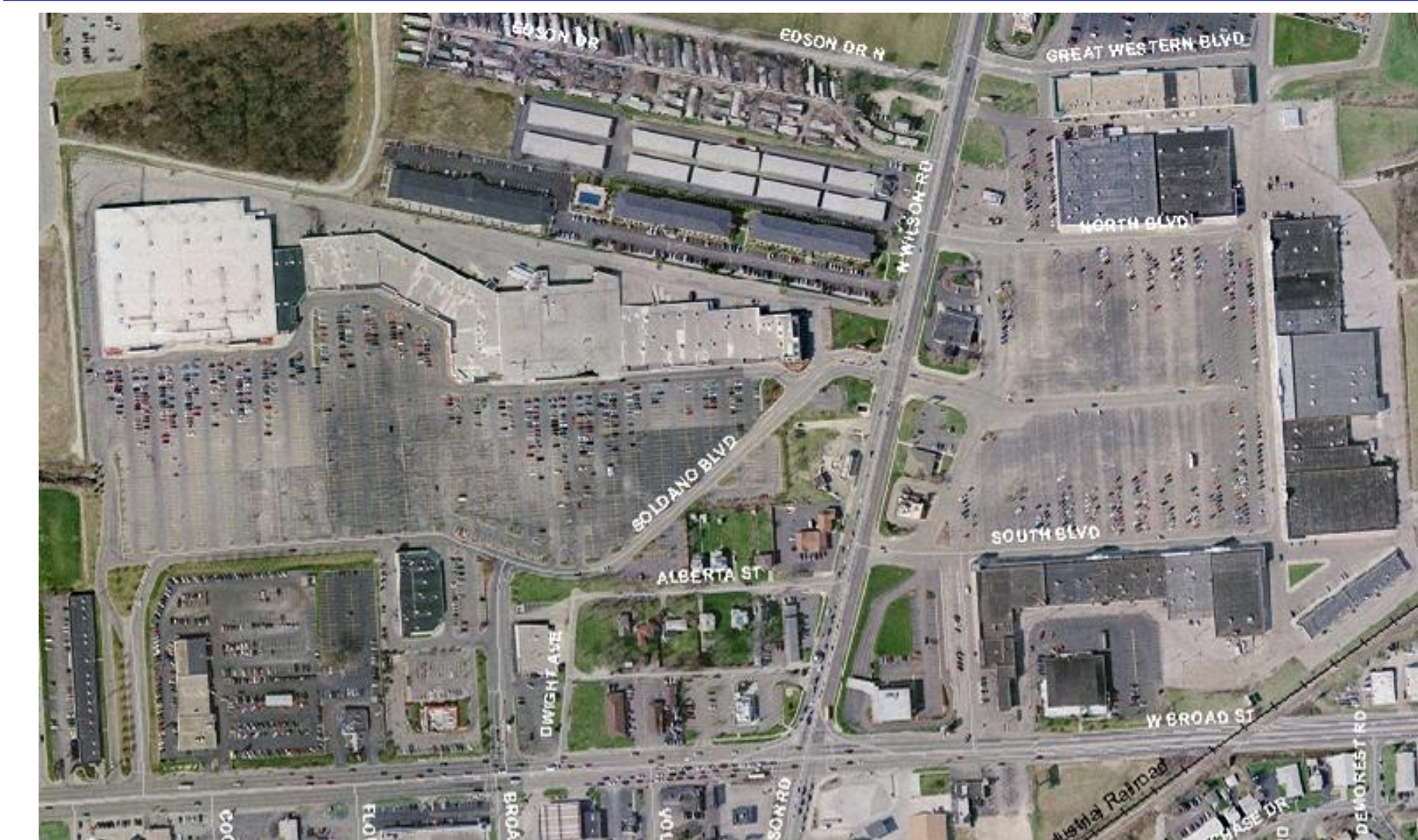
- ❖ Mixed Use 2-story building with retail on the 1st floor, and condos/apts on the 2nd floor.
- ❖ Use of balconies to create activity on the street.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.
- ❖ Use of multiple door entrances on the primary street for the upper story residential to create a pedestrian presence.



Concept 5 – Southwest Corner

- ❖ 1-story office or retail building.
- ❖ Set back 10 to 15 feet from edge of street to create wide sidewalks and provide space for landscaping.

Great Western Shopping Center Area



Existing Conditions

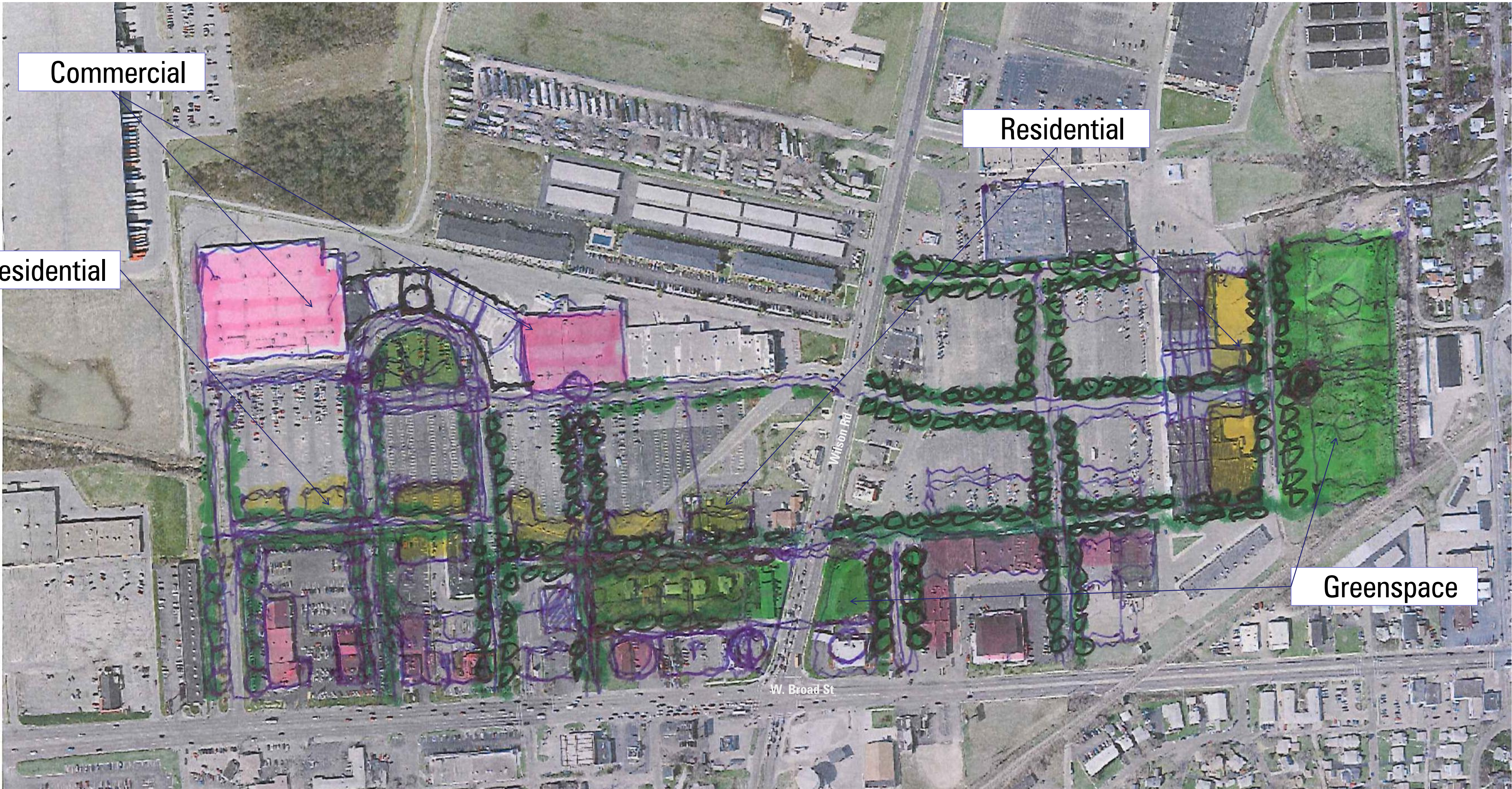
- ❖ Expansive excess parking capacity.
- ❖ Lack of pedestrian connections.
- ❖ Lack of green space and landscaping.

Please Place a Dot if in the Appropriate Column if you Support or Do Not Support the Concept

Support

Do Not Support

Post Comment



- Shrink the parking lots.
- Add green space.
- Soften and green parking

- Add residential units.

Concept Description

- ❖ Community-scale mixed use (retail, office and multi-family) is recommended with possible infill of additional retail, office, or multifamily.
- ❖ On the northeast corner, also consider development of small medical office buildings along the Wilson Rd frontage, encouraging medical offices as infill while preserving portions of the existing commercial strip.